



HDC APPROVAL

JRAD2024-0004

PHDC2024-0001

City of Rochester Hills Planning & Economic Development

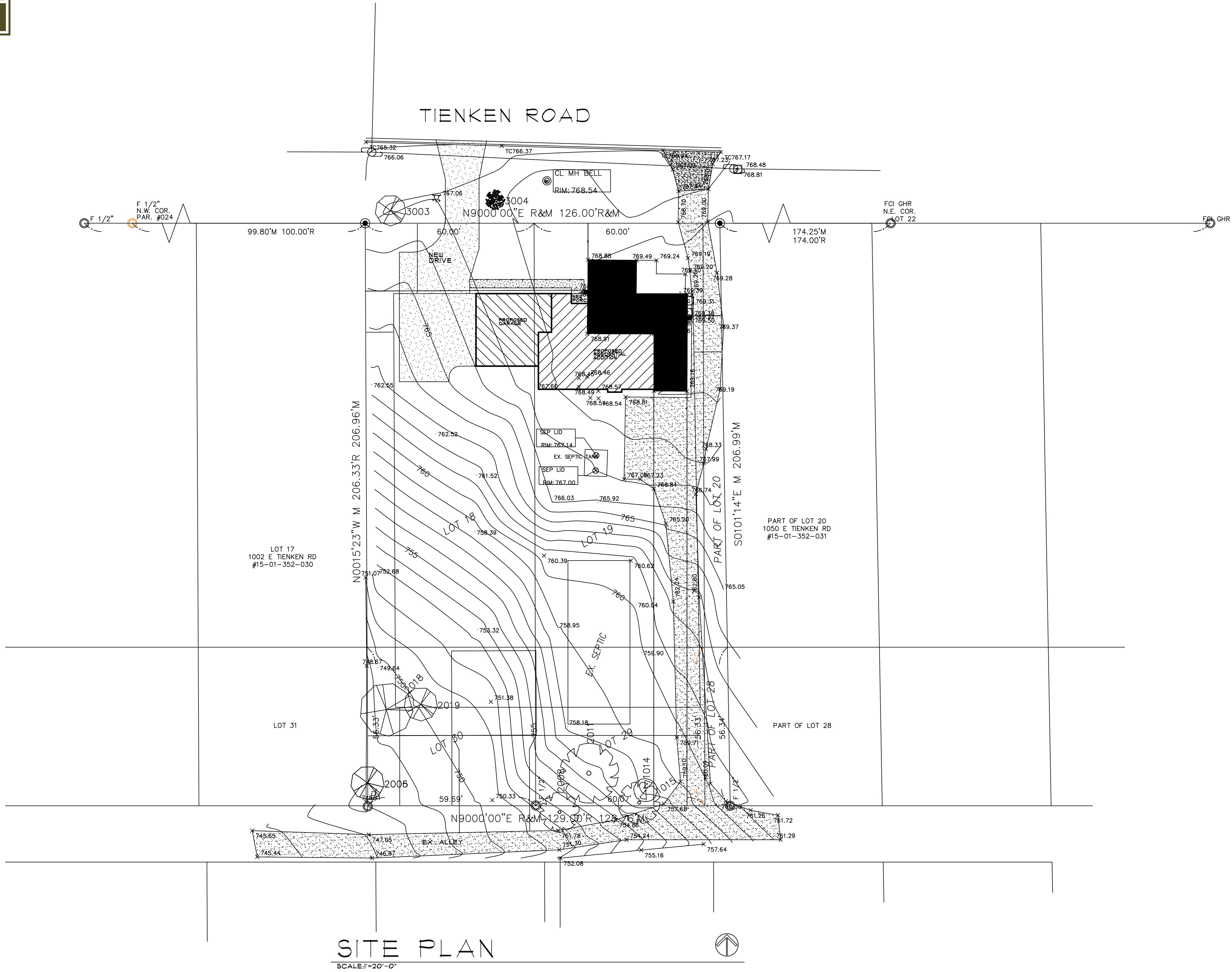
Approval Type

Historic Districts Commission

Date Approved
03/14/2024

Expiration Date
03/14/2025

Secure a building permit through the Building Department and begin construction prior to March 14, 2025.





HEINS & KWAPIS

ARCHITECTS P.C.

126 E THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-8768
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heinsandkwapis@bogloba.net

PROPOSED ADDITION
AND RENOVATION
1046 E. TIENTKEN ROAD

REVISION:

DRAWN BY:

CHECKED BY:

DATE: 2-19-2024

SEAL

SHEET NO.

SP | OF |

JOB NUMBER

22-090-RA



126 E. THII> STIEET
ROCI&STER. tdCHGAN
48307
Pl-t 248-851-6'768
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eina n&k w&pl@abogloaLn&t

PROPOSED ADDITION
AND RENOVATION
1046E, TIENKEN ROAD

2-19-2024
2-10-2024
1-22-2024
1-3-2024
8-30-2023

4-1-2023
2-15-2023

REVISION: _____

DRAWN BY: _____

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DATE: _____

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OF 3

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22-090-RJY



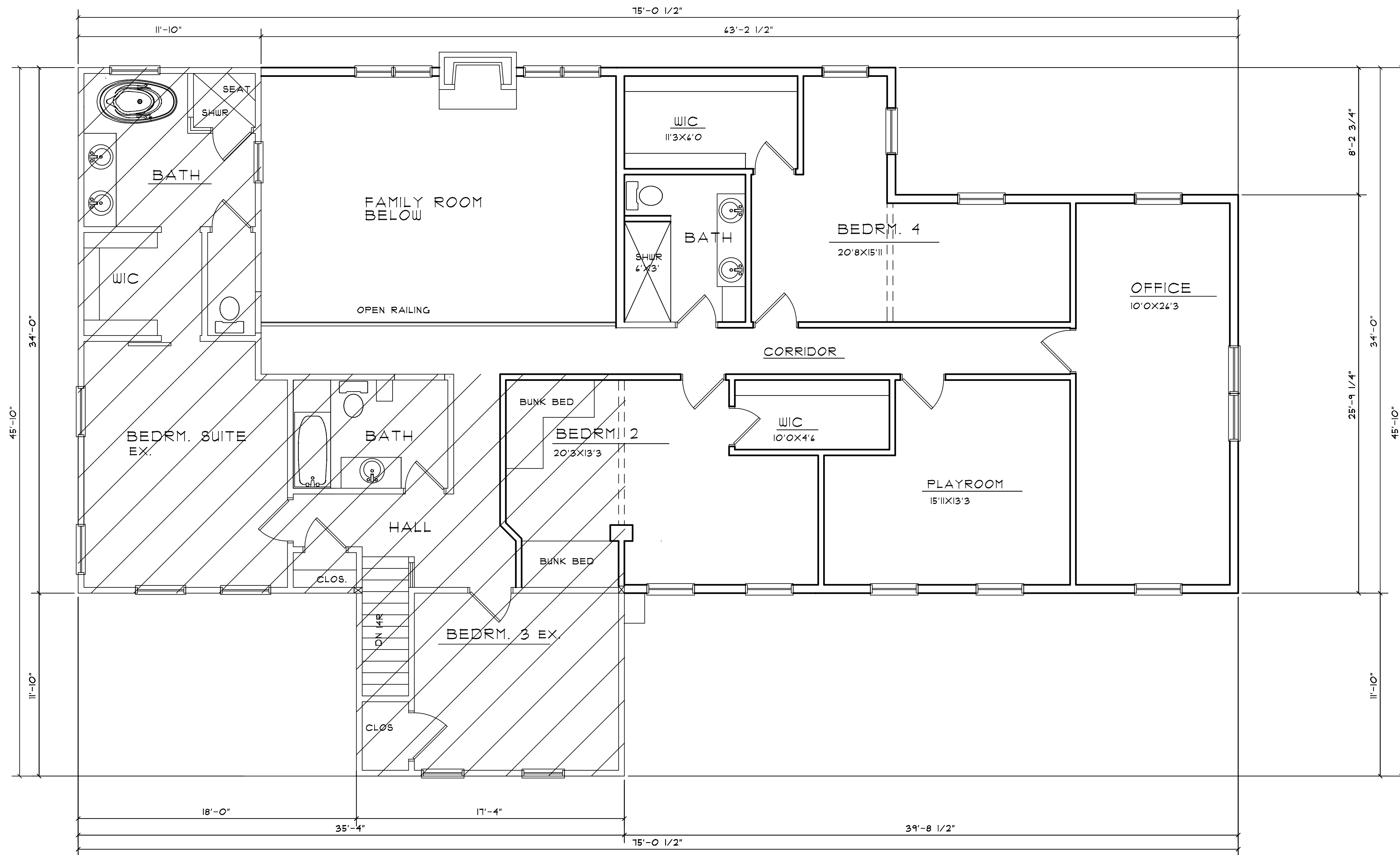
SCALE: 1/4"=1'- 0"

AREA, 911 SF EX. PORCH EX. 148 SF
1,051 SF NEW C.A.R.A.C.E, 598 SF



TIENKEN ROAD ELEVATION

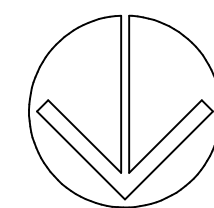
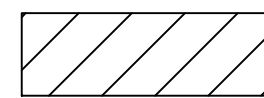
SCXALE, 1/4 -1 -0



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

EXISTING PLAN



WEST ELEVATION

SCALE: 1/4"=1'-0"



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PROPOSED ADDITION
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1046E. TIENKEN ROAD

2-19-2024
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1-3-2024

8-30-2023
4-7-2023
REVISION: 2-15-2023

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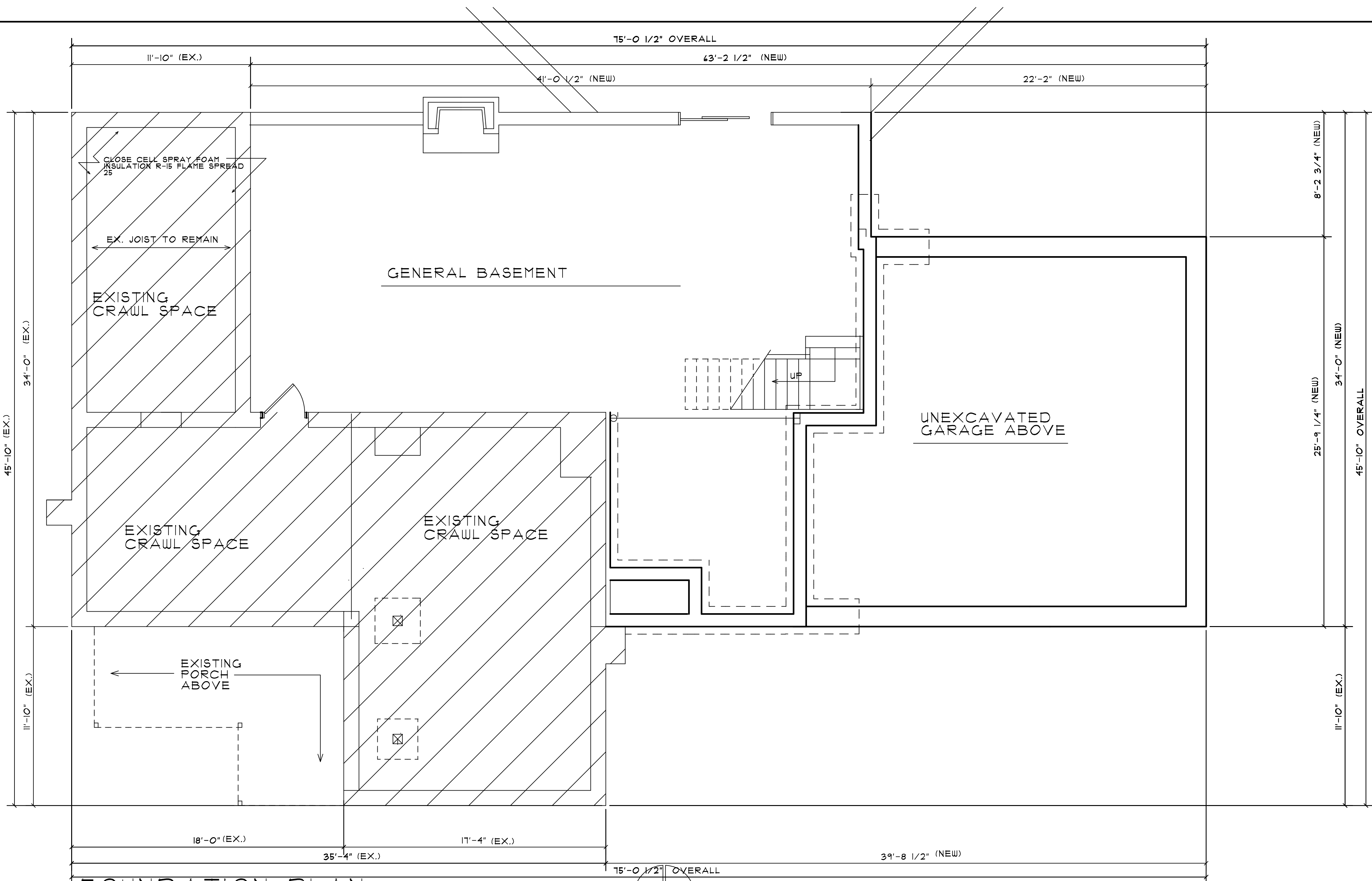
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2 OF 3

JOB NUMBER

22-090-RA

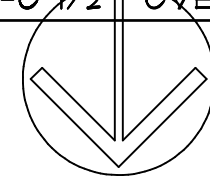


FOUNDATION PLAN

NOTE:
SEE REPORT FROM STRUCTURAL ENGINEER AL DECKER
FOR EXISTING FOUNDATION ANALYSIS.

SCALE: 1/4"=1'-0"

EXISTING PLAN



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PROPOSED ADDITION
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1046E. TIENKEN ROAD

2-19-2024
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1-3-2024

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REVISION 5-2023

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CHECKED BY:

DATE:

SEAL

SHEET NO.

3 OF 3

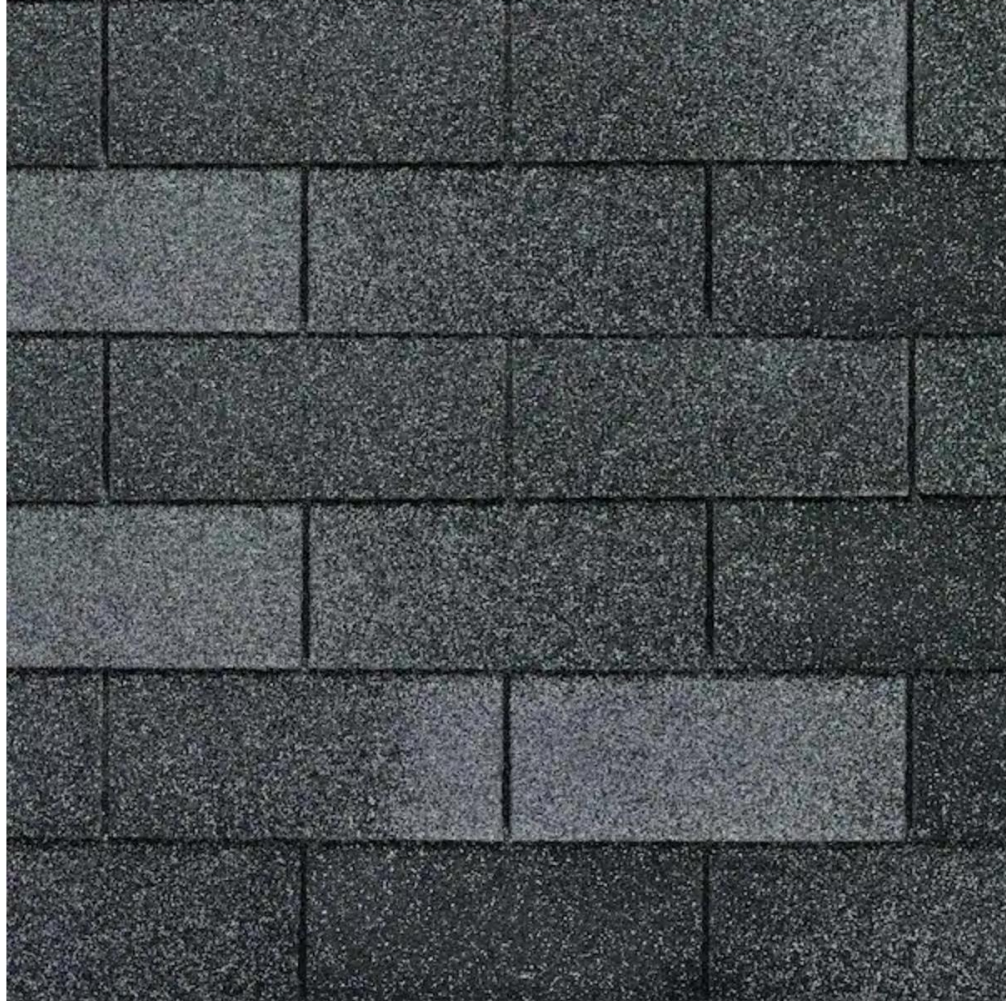
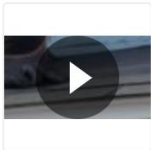
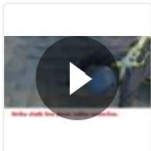
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a) Shingles: GAF Elk Royal Sovereign Nickle 3-Tab asphalt, to match existing shingles

Royal Sovereign Nickel Gray Algae Resistant 3-Tab Roofing Shingles (33.33 sq. ft. per. Bundle) (26-Pieces)

★★★★★ (105) ∨ Questions & Answers (12)



- b) Gutters: Aluminum painted Behr Ultra White, to match existing gutters (see photo).
- c) Windows: Antique Sash Wood painted Behr Ultra White to match existing windows (see photo).



- d) Board and Batten style LP Smartside, 12-inch spacing, painted Behr Ultra White, to match existing house color (example included below).



e. Exterior front doors: 4-lite low-e knotty alder wood double door, stained Minwax Silvered Gray (see example below)



f. Garage: Shaker style with transom windows, stained Minwax Silvered Gray (similar to photo below).

